

JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE DIVISION OF
CITY PLANNING



ROBERT D. COTTER, PP, AICP
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR
ANTHONY CRUZ, DIRECTOR

December 11, 2014

Ms. Mayda Arrue
THE JERSEY JOURNAL
One Harmon Meadow Plaza
Secaucus, NJ 07094

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Tuesday, December 16, 2014 edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City
Department of Housing & Economic Development
30 Montgomery Street, 14th Floor, Suite 1400
Jersey City NJ 07302

Attn: Liquan Narine

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Kristin Russell
Secretary, Jersey City Planning Board
Division of City Planning

Mayor's Office
Director, HEDC File

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of December 9, 2014

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Renewal of Contractual Services for Board Attorney for year 2015 – **Approved.**
7. Renewal of Contractual Services for Stenographer for year 2015 – **Approved.**
8. Old Business:
9. New Business:
10. Review and discussion of amendments to the Morris Canal Redevelopment Plan regarding changes to the TOD-West subdistrict. **Approved and recommended to City Council for Adoption.**
11. Review and discussion of amendments to the Tidewater Basin Redevelopment Plan to remove nightclubs, add athletic facilities, and clarify language. **Approved with changes and recommended to City Council for Adoption.**
12. Case: P14-064 Minor Site Plan
Applicant: New York SMSA Limited Partnership D/B/A Verizon Wireless
Attorney: Frank Ferraro, Esq.
Review Planner: Matt Ward
Address: 13-15 Olean Avenue
Block: 18203 Lot: 7
Zone: R-1 Residential
Description: Installation of Cellular Telephone Antennas.
Decision: Approved.
13. Case: P14-065 Minor Site Plan
Applicant: Newport Associates Development Co.
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: Newport (all)
Block: 7301, 7303, 7202 Lot: all
Zone: Newport Redevelopment Plan Area
Description: area-wide wayfinding signage program
Decision: Approved.
14. Case: P14-014 Preliminary & Final Major Site Plan with variances
Applicant: 404 Tonnele, LLC
Attorney: Rita McKenna, Esq.
Review Planner: Kristin Russell
Address: 404 Tonnele Avenue
Block: 4601 Lot: 43, 44
Zone: HC – Highway Commercial
Description: Adaptive reuse of 27,382 sf space for future retail use.
Variances: loading, pylon sign height, building directory sign type, pylon sign area, digital sign type
Decision: Approved with conditions. No signage considered and will be heard as a separate item at a later date.
15. Case: P13-090 Preliminary & Final Major Site Plan with deviations
Applicant: Mohammed Jaffeiz
Attorney: Eugene O'Connell, Esq.
Review Planner: Jeff Wenger
Address: 60 Cottage Street
Block: 7902 Lot: 61
Zone: Journal Square 2060 - ZONE 4
Description: New 21-unit residential building
Deviations: Building height and Side yard
Decision: Approved.
16. Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14th flr. Jersey City, NJ.
 1. Resolution of the Planning Board of the City of Jersey City Approving Appointment of Legal Counsel to Florio & Kenny, LLP (Edward J. Florio) beginning January 1, 2015 through December 31, 2015.
 2. Resolution of the Planning Board of the City of Jersey City Awarding a contract to Precision Reporting Services beginning January 1, 2015 through December 31, 2015.
 3. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P14-062 submitted by NY SMSA Ltd. Partnership D/B/A Verizon Wireless (45 Cottage Street).
 4. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with Deviations # P14-043 submitted by Tovaste Baldwin, LLC (156-160 Academy Street).
 5. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Major Subdivision # P 14-039 submitted by Coles St. Development Co., LLC (296-298 Coles St. –Bl: 6003- L:2,3,4; Bl: 6004- L: 1,; B: 6005- L: 2,13 & part of 7).
 6. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan # P 14-040 submitted by Coles Street Development Co., LLC (296 -298 Coles Street etals).
 7. Resolution the Planning board of the City of Jersey City Approving a Master Plan Amendment to the Caven Pt. Redevelopment Plan and Preliminary & Final Site Plan # P14-047 submitted by the Hudson House Hotel, LLC (2 Chapel Avenue).

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD